



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/9/2014

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

1 HERITAGE OAKS

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: FERGUSON ROAD

Location: JAMES ISLAND

TMS#: 3370000457

Acres: 4.0

Lots (for subdiv): 18

Units (multi-fam./Concept Plans): 18

Zoning: SR-3

Misc notes: Concept Plan for an 18 lot subdivision for Sea Island Habitat for Humanity

☒ new BP approval tracking

City Project ID #: 140930-FergusonRd-1

City Project ID Name: TRC_CP:HeritageOaks[ConceptPlan]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: SEA ISLAND HABITAT FOR HUMANITY

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: BETTY NIERMANN

bniermann@seamnwhiteside.com

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

2 CROSSFIT DANCE STUDIO

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 47 PIER VIEW STREET

Location: DANIEL ISLAND

TMS#: 2751207137

Acres: 0.57

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: DI-TC (VC)

Misc notes: Construction plans for a crossfit dance studio.

☒ new BP approval tracking

City Project ID #: 140930-Pier ViewSt-1

City Project ID Name: TRC_SP:CrossfitDanceStudio

Submittal Review #: COURTESY

Board Approval Required: DRB

Owner: ROBERT VAN NEWKIRK

Applicant: EMPIRE ENGINEERING

843-308-0900

Contact: THOMAS DURANTE

tdurante@empireeng.com

RESULTS: Revise and resubmit to TRC.

3 SOUTHERN LUMBER & MILLWORKS

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 2031 KING STREET EXTENSION

Location: PENINSULA

TMS#: 4661600099, 117 & 119

Acres: 6.527

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Building replacement project, Phase 2. 19,875 sq ft footprint.

☒ new BP approval tracking

City Project ID #: 140930-2031KingSt-1

City Project ID Name: TRC_SP:SouthernLumberPhase2

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required:

Owner: SOUTHERN LUMBER & MILLWORKS

Applicant: G. ROBERT GEORGE & ASSOC., INC.

843-556-4261

Contact: MIKE WHITE

grgassoc@comcast.net

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#4 15 SMITH STREET**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 15 SMITH STREET

Location: PENINSULA

TMS#: 4570803074

Acres: 0.2326

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 4

Zoning: DR-12

☒ new BP approval tracking

City Project ID #: 140623-15SmithSt-1

City Project ID Name: TRC_SP:15SmithStNewConstruction

Submittal Review #: PRELIMINARY

Board Approval Required: BAR

Owner: CKC PROPERTIES,LLC

Applicant: GLENN W. ZUBER

843-884-9257

Contact: GLENN ZUBER

glennzuber@hotmail.com

Misc notes: Demolish existing house and pool and construct a four unit/two structure residential project.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 ASHLEY PARK, PHASE 6**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: WILLIAM MURRAY

Location: WEST ASHLEY

TMS#: 3060000132

Acres: 4.81

Lots (for subdiv): 44

Units (multi-fam./Concept Plans): 44

Zoning: DR-9

☒ new BP approval tracking

City Project ID #: 140930-SchariteSt-1

City Project ID Name: TRC_RC:AshleyParkPhase6[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: EAST BAY COMPANY, LTD

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Road Construction Plans for a 44 townhome subdivision.**RESULTS:** Revise and resubmit to TRC.

#6 DANIEL ISLAND, PARCEL J, PHASE 1 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000112

Acres: 2.18

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 140930-Island ParkDr-1

City Project ID Name: TRC_PP:DanielIslandParcelJphase1[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOAMS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Preliminary plat for a subdivision with a new public road.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#7 DANIEL ISLAND, PARCEL J, PHASE 1 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000112

Acres: 2.18

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 140930-Island ParkDr-2

City Project ID Name: TRC_RC:DanielIslandParcelJphase1[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOAMS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Road construction plan for a subdivision with a new public road.**RESULTS:** Revise and resubmit to TRC.

#8 WOODFIELD COOPER RIVER FARMS**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 2620 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710001035

Acres: 44.0

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 276

Zoning: LB

☒ new BP approval tracking

City Project ID #: 131113-Clements FerryRd-1

City Project ID Name: TRC_SP:CooperRiverFarms

Submittal Review #: FINAL, 4TH REVIEW

Board Approval Required: BZA-SD

Owner: WOODFIELD INVESTMENTS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: ANNA LEWIS alewis@seamonwhiteside.com

Misc notes: Apartment complex with 276 units, associated parking, amenity area and landscaping. Note: PDF Style; Master Set is available in GIS; Applicant is to pdf all TRC members with responses to comments.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#9 DANIEL ISLAND, PARCEL X, PHASE 4 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: PIERCE STREET

Location: DANIEL ISLAND

TMS#: 2750000117

Acres: 2.46

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 140902-PierceSt-1

City Project ID Name: TRC_PP:DanielIslandParcelXphase4[Plat]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING COMPANY 843-725-5229

Contact: JIMMY DUPREE dupre.j@thomasandhutton.com

Misc notes: Preliminary plat for DI, Parcel X, Phase 4.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#10 DANIEL ISLAND, PARCEL X, PHASE 4 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MINOR SUBDIVISION

Address: PIERCE STREET

Location: DANIEL ISLAND

TMS#: 2750000117

Acres: 2.46

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 140902-PierceSt-2

City Project ID Name: TRC_RC:DanielIslandParcelXphase4[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING COMPANY 843-725-5229

Contact: JIMMY DUPREE dupre.j@thomasandhutton.com

Misc notes: Road construction plans for DI, Parcel X, phase 4.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#11 ELLIS CREEK RESTAURANT**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 1243 HARBORVIEW ROAD

Location: JAMES ISLAND

TMS#: 4241100005

Acres: 0.5

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 140701-Harbor ViewRd-1

City Project ID Name: TRC_SP:EllisCreekRestaurant

Submittal Review #: COMBINED, 4TH REVIEW

Board Approval Required: DRB

Owner: SG SALUDA, LLC/ELLIS CREEK PROPERTIES

Applicant: DLD ENGINEERING, INC. 843-343-7268

Contact: DAVID DESPEAUX, PE david.despeaux@gmail.com

Misc notes: Construction plans of restaurant addition(s) and screened patio for dining.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

12 532 RETAIL STORE**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 532 KING STREET

Location: PENINSULA

TMS#: 4601202007

Acres: 0.094

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction of a new 6,000 sq. ft. commercial building.

☒ new BP approval tracking

City Project ID #: 140930-532KingSt-1

City Project ID Name: TRC_SP:532RetailStore

Submittal Review #: COURTESY

Board Approval Required: BAR

Owner: ABRAHAM & AIDA DABIT

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

RESULTS: Revise and resubmit to TRC.

13 ROPER DOUGHTY GARAGE, PHS 1 & PHS. 2 ESP**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 125 DOUGHTY STREET

Location: PENINSULA

TMS#: 4601503004, 014, 015

Acres: 11.72

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: LB

Misc notes: Construction plans for phase 1 (MOB Building) & phase 2 Early Site Package (parking Deck).

☒ new BP approval tracking

City Project ID #: 140715-CalhounSt-1

City Project ID Name: TRC_SP:RoperDoughtyGarageExtension

Submittal Review #: PRELIMINARY

Board Approval Required: BZA-Z, BZA-SD, BAR

Owner: ROPER HOSPITAL

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB, INC.

jeffw@adcengineering.com

RESULTS: Revise and resubmit to TRC.

14 HARMONY**PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

Address: SHELBY RAY CT & PINEHURST

Location: WEST ASHLEY

TMS#: 3060000003

Acres: 166.3

Lots (for subdiv): many

Units (multi-fam./Concept Plans): many

Zoning: PUD

Misc notes: Planned Unit Development (Concept Plan) document for PC review and approval.

☒ new BP approval tracking

City Project ID #: 141002-PinehurstAve-1

City Project ID Name: TRC_PUD:HarmonySubdivision[PUD]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: WHITFIELD CONSTRUCTION COMPANY

Applicant: D.R. HORTON

843-284-5000

Contact: DOUG NICOLL

dknicoll@drhorton.com

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic, Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.